

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-224

Petitioner: Pulte Homes

Rezoning Petition No.: 2021-224

Property: ±15.87 acres located along Hood Road and Plaza Road Ext

This Community Meeting Report is being filed with the City of City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 2/9/2022. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Wednesday, February 23, 2022, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Mellissa Oliver and Cameron Fox of Pulte Homes, Eddie Moore from McAdams, and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Grant with Moore & Van Allen started the meeting by welcoming the participants and thanking them for attending the community meeting for Rezoning Petition No. 2021-224. She then introduced the Petitioners representatives to the meeting attendees. She also explained to the participants how the meeting would proceed and reviewed the agenda.

Ms. Grant and the petitioner's representative provided the following information during the presentation:

The proposed plan is seeking a change in zoning from B-1(CD) to R-8MF(CD) to allow the development of the Site with a single family attached residential community. Access to the Site will be from a new public road off Plaza Road Ext.

Ms. Grant then opened the meeting for questions.

II. Summary of Questions/Comments and Responses:

Comments from residents generally focused on traffic and a desire to maintain commercial uses. Ms. Grant explained that a traffic study was not done because the Site does not significantly increase vehicular traffic with the new townhome community. There was concern about Windrift Road which may be used as a cut

through and is already in need of repairs. It was explained that subdivision code requires roads connect and the proposed Site is required to connect to the new development to the south.

Residents expressed concerns regarding lack of transportation infrastructure with the nearest bus stop over three miles away. Residents also emphasized the increase development in the area is coming without necessary improvements. The original zoning for commercial land use was questioned and Ms. Grant explained that it was zoned in the early 2000's but development efforts did not advance. The development team also explained that trips associated with residential uses would be significantly lower than trips associated with commercial development.

There being no further questions, the meeting was concluded, and participants were thanked for their time and interest in the development. Ms. Grant will follow-up with the attendees as requested.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes resulted from community meeting feedback.

cc: Matt Newton, Charlotte City Council District 5 Representative
David Pettine, Charlotte Planning, Design and Development Department
Matt Kearns, Pulte Homes
Mellissa Oliver, Pulte Homes
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

2021-224	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-224	10513202	DOVER	BROOKS JENNINGS			8600 WILLIAM WYLIE DR		CHARLOTTE	NC	28215
2021-224	10513203	DOVER	BROOKS JENNINGS	LESLIE	DOVER	10325 PLAZA RD EXT		CHARLOTTE	NC	28215
2021-224	10513204	NASRALLAH	ZIAD	ALAN	CHAKRA	7400 E INDEPENDENCE BLVD		CHARLOTTE	NC	28227
2021-224	10513206	GARCIA	DENIS A	KAREN JULISSA TURCIOS	GOMEZ	8700 WILLIAM WYLIE DR		CHARLOTTE	NC	28215
2021-224	10513207	DOVER	BROOKS JENNINGS	LESLIE H	DOVER	10325 PLAZA RD EXTENSION		CHARLOTTE	NC	28215
2021-224	10514238	LIVING FAITH BAPTIST CHURCH				8600 HOOD RD		CHARLOTTE	NC	28215
2021-224	10812102	DULIN	ANDY THOMAS			3200 WICKERSHAM RD		CHARLOTTE	NC	28211
2021-224	10812103	MINISTERIO INTERNACIONAL NUEVA VIDA/INC				10328 PLAZA ROAD EXTENSION		CHARLOTTE	NC	28215
2021-224	10812106	HELMS	THOMAS WOODROW	SHIRLEY L	HELMS	10200 WINDRIFT RD		CHARLOTTE	NC	28215
2021-224	10812107	DEAL	JERRY EDWARD		PEGGY JO	10124 WINDRIFT RD		CHARLOTTE	NC	28215
2021-224	10812108	KRAUSE	ELIZABETH ANN	DONALD ROBERT JR	MOSHER	10116 WINDRIFT RD		CHARLOTTE	NC	28215
2021-224	10812109	TILLMAN	LASHUNDA			10108 WINDRIFT RD		CHARLOTTE	NC	28215
2021-224	10812110	GRON	ESPERANZA			10100 WINDRIFT RD		CHARLOTTE	NC	28215
2021-224	10812111	MCINTYRE	CAROL E			10028 WINDRIFT RD		CHARLOTTE	NC	28215
2021-224	10812112	RAMIREZ	JOSE	MARIA G	ORTIZ	5715 JOYCE DR		CHARLOTTE	NC	28215
2021-224	10812118	EH HOMES LP				8008 CORPROATE CENTER DR STE 300		CHARLOTTE	NC	28226
2021-224	10812120	EHC HOMES LP				8008 CORPROATE CENTER DR STE 300		CHARLOTTE	NC	28226
2021-224	11101108	HUNTER	GLENN R	SHERRY A	HUNTER	PO BOX 2483		MATTHEWS	NC	28105
2021-224	11101109	HOOD ROAD PARTNERS LLC				1401 E 7TH ST STE 200		CHARLOTTE	NC	28204

Neighborhood Organizations:

2021-224	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-224	Brawley Farms Homeowners Association	Felicia	Tucker	8005 Donet Terrace Dr		Charlotte	NC	28215
2021-224	Civic Leadership Academy Cohort 1	Betty	Wicker	10844 Gold Pan Rd		Charlotte	NC	28215
2021-224	Far East Neighborhoods Coalition	Vernetta	Mitchell	10936 Gold Pan Rd		Charlotte	NC	28215
2021-224	Farmwood North	Angela	Burns	9216 Willowglen Trail		Charlotte	NC	28215
2021-224	Farmwood North Homeowners Association	Angela	Burns	9216 Willowglen Trail		Charlotte	NC	28215
2021-224	Farmwood North Homeowners Association	Ellison L.	Clinton	8917 Crosstimber Dr		Charlotte	NC	28215
2021-224	Farmwood North Homeowners Association	Leonard D.	Jones	8935 Crosstimbers Dr		Charlotte	NC	28215
2021-224	Inlivan	Lasheda	Grady	8211 Four Sisters Lane		Charlotte	NC	28215
2021-224	Inlivan	Lasheda	Grady	8211 four sisters lane		Charlotte	North Carolina	28215
2021-224	Mcclintock Woods Garden Club	Anna	Gosnell	9708 Windrift Rd		Charlotte	NC	28215
2021-224	Pinecrest Community Club	John	Patillo	8815 Plaza Park Dr		Charlotte	NC	28215
2021-224	Reedy Creek	Sherri	Akins	10229 Little Whiteoak Rd		Charlotte	NC	28215
2021-224	Reedy Creek Plantation	Lasheda	Nelson-Grady	8211 Four Sisters Lane		Charlotte	NC	28215
2021-224	Reedy Creek Plantation	TARSHIA	FANIEL	11423 GOLD PAN RD		Charlotte	NC	28215
2021-224	Reedy Creek Plantation Homeowners Association	Adrienne	Trent	3010 Fawn Crossing Ct		Charlotte	NC	28215
2021-224	Zechariah Alexander	Patricia	Campbell	9164 Pleasant Ridge Rd		Charlotte	NC	27215

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2021-224 PULTE HOMES – HOOD ROAD

Subject: Rezoning Petition No. 2021-224
Petitioner/Developer: Pulte Homes
Current Land Use: Vacant
Existing Zoning: B-1 (CD)
Rezoning Requested: R-8MF (CD)

Date and Time of Meeting: **February 23rd, 2022 at 6:00 p.m.**

Virtual Meeting Registration: ***Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.***

Date of Notice: 2/9/2022

We are assisting Pulte Homes (the “Petitioner”) on a recently filed request to rezone an approximately 15.87 acre site located along Hood Road and Plaza Road (the “Site”) from B-1(CD) to R-8MF(CD). The request is to allow the development of the Site with a single family attached residential community. Access to the Site will be from Plaza Road.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on February 23rd, 2022, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2021-224.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call 704-331-2379 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Matt Newton, Charlotte City Council District 5 Representative
David Pettine, Charlotte Planning, Design and Development Department
Mellissa Oliver, Pulte Homes
Matt Kearns, Pulte Homes
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site location:

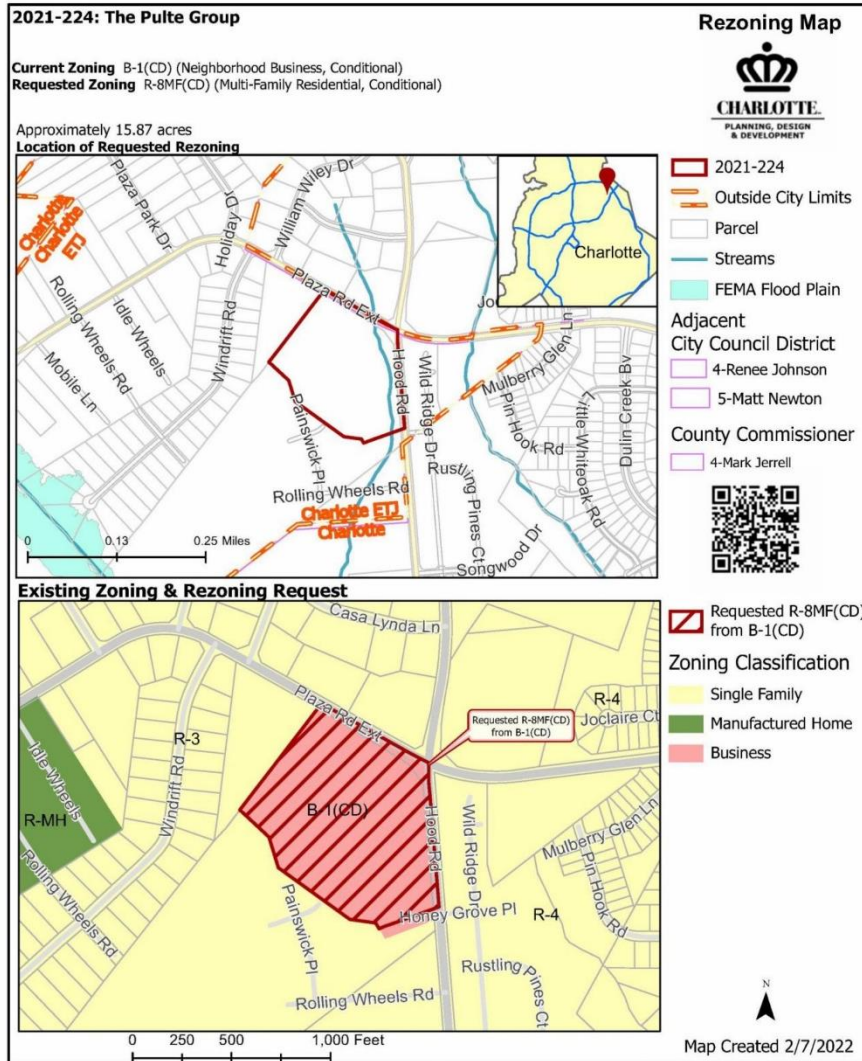


Exhibit C

Name	Email
Adrienne Trent	amstrent@gmail.com
Allen Baker	allen.baker0@gmail.com
Shirley Helms	helmsshirley31@gmail.com
Carol McIntyre	cmmcintyre2001@yahoo.com